

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: THE TENTATIVE DESIGNATION THE NEW ENGLAND AQUARIUM CORPORATION AS REDEVELOPER OF PARCEL 5 LOCATED IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area. Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the NEW ENGLAND AQUARIUM CORPORATION has expressed an interest and submitted a satisfactory proposal for the development of Parcel 5 in the Charlestown Navy Yard in Charlestown, MA by said Corporation or by its wholly-owned subsidiary formed for the purpose; and

WHEREAS, the NEW ENGLAND AQUARIUM CORPORATION'S proposal was submitted in response to a Request for Proposals for development on Parcel 5, duly advertised and conducted in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the NEW ENGLAND AQUARIUM CORPORATION be and hereby is Tentatively Designated as Redeveloper of Parcel 5, as resurveyed by the Authority and identified on the attached Map, marked Exhibit "A", located in the Charlestown Urban Renewal Area, Charlestown, City of Boston, subject to:

- (a) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws, as amended:

(b) Submission within Two Hundred and Seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development, construction and occupancy/rental schedules.

(c) The obtaining of all City, State and Federal applicable approvals, including the relevant guidelines and conditions pursuant to which the New Development Area was transferred to the Authority.

2. That the Director be and hereby is authorized to execute appropriate documents acknowledging the right of the NEW ENGLAND AQUARIUM CORPORATION, or a wholly-owned subsidiary of said Corporation formed for the purpose, to redevelop Parcel 5 (including a portion of former Parcel 4), and is further authorized to execute a License for Early Entry.
3. That disposal of said Parcel 5, Charlestown Navy Yard, by the issuance of the RFP and the selection of the New England Aquarium Corporation's proposal is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That the Redeveloper be and hereby is authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

MAY 31, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
VICTOR KAREN, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN NAVY YARD: TENTATIVE DESIGNATION FOR
AQUARIUM DEVELOPMENT ON PARCEL 5.

SUMMARY: THIS MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF THE
NEW ENGLAND AQUARIUM CORPORATION AS REDEVELOPER OF
PARCEL 5 AT THE CHARLESTOWN NAVY YARD.

Parcel 5 is located the eastern edge of Yard's End in the Charlestown Navy Yard. When the Yard was a working shipyard, Parcel 5 contained two small buildings, a parking area, crane tracks, and Dry Dock #5: it functioned as a ship painting and building site. As presently plotted, Parcel 5 also contains Pier 10, which was formerly a portion of Parcel 4. The attached map (Exhibit A) shows Parcel 5 as presently planned.

As an additional part of the planning for Yard's End, Boston Redevelopment Authority ("BRA") staff prepared a Request for Proposals ("RFP") for the redevelopment of a cultural/aquarium use on Parcel 5, in accordance with procedures set forth in M.G.L.A., Chapter 30B. The availability of Parcel 5 and Dry Dock 5 for a cultural/aquarium use was duly advertised, and the New England Aquarium Corporation proposal submitted in response was publicly opened on May 9, 1990.

A review was conducted by Authority staff to determine compliance by the proposal with criteria, procedures, submission requirements and design and development guidelines. Based on this review, the New England Aquarium Corporation's proposal for Parcel 5 best met the development goals, and best maximized the benefits of the project to the City. The New England Aquarium Corporation ("NEA") therefore was invited to give a presentation on their proposed development at a public hearing before the BRA Board on May 10, 1990, at which time the New England Aquarium Corporation Proposal for Parcel 5 was taken under advisement.

Parcel 5, along with certain other property in the Navy Yard, is the subject of a 1978 Land Disposition Agreement ("LDA") with Immobiliare New England ("INE") a Limited Partnership. INE has supported the move of the New England Aquarium from Central Wharf to the Navy Yard. The BRA is currently negotiating with

INE to resolve the terms and conditions under which INE will relinquish its rights under the LDA to Parcel 5. INE has assured the BRA that when these terms and conditions are agreed upon, it will support the Aquarium's designation as Redeveloper of Parcel 5.

The New England Aquarium Corporation comes forward today seeking Tentative Designation for Parcel 5 for an aquarium use. The NEA, a non-profit corporation, opened its present aquarium facility on Central Wharf in 1969. Since that time, the NEA has developed the Aquarium into a world-class operation. It was built to accommodate 600,000 visitors yearly, however, and its present visitor load is over 1 million yearly and growing. It needs to expand, and cannot do so in its present location. The NEA's development research team has identified Parcel 5 as an appropriate location for a new aquarium.

An expanded aquarium on Parcel 5 will ensure the continued presence of a pre-eminent waterfront destination on Boston Harbor, and will increase tourism in the City, bringing with it general economic benefits. There is also proposed a significant benefits package for the Charlestown neighborhood.

The New England Aquarium's proposal contemplates a 275,000 square feet development on 5.5 acres of land and water. It is a highly specialized building, with a comparatively low series of building elements at the water's edge which step up towards First Avenue inland. At that point, the public would see a three-story building displaying the Navy Yard's typical gabled roof/industrial form and shape, containing a 250-seat theater, a teaching center, a research laboratory, an exhibit gallery, visitor amenities and administrative space. A public plaza and a central exhibit area will mark the principal visitor entrance.

The aquarium building will sit on and in Dry Dock #5, capped by a glazed roof which will provide natural light for animals and visitors. This roof will be supported by columns 90 feet apart in the center along the length, yet span 150 feet across the breadth of the space, thus minimizing intrusion of building structure into the habitat. These columns will continue through to the exterior of the roof, becoming a system of exterior piers and suspension cables. These will look like masts of a ship, and will lend a distinctive, nautical aspect to the building from both the harbor and the land perspectives. The Dry Dock itself will house a whale and dolphin tank, with visitor walkways above, beside and below the tank. The remainder of the site will be devoted to Harborwalk and open space uses.

The Charlestown Community Council voted on May 7, 1990 to support the New England Aquarium Corporation as Redeveloper of Parcel 5 for an aquarium/cultural use.

The estimated project cost is \$90-100 million dollars, to be financed by the sale of the present facility on Central Wharf. The principal project architect is Eshrick, Homsey, Dodge and Davis, of San Francisco, California, a leading aquarium design firm.

It is recommended, therefore, that the Authority grant a Tentative Designation to the New England Aquarium Corporation for the construction (by the Aquarium or its wholly-owned subsidiary formed for the purpose) of a cultural/aquarium use of approximately 275,000 square feet on Parcel 5, and further that the Director be authorized to execute such appropriate documents as the Director deems necessary and in the best interest of the Authority.

An appropriate resolution follows:

